

Revised July 6, 2009

TEXT CHANGES TO JUNE 2009 DRAFT:

1. Table 1.1: "Median Income" column was bolded.
2. Page 2-7, under "How the County Can Address Limitations." Delete the last sentence of the first paragraph as follows: The County can most directly influence the amount of affordable housing built by assuring that there is a sufficient amount of land designated for appropriate densities of residential development, and by assuring that adequate infrastructure is available. ~~The added supply of land should have the market effect of resisting upward price changes.~~
3. Page 2-7, under "How the County Can Address Limitations." Delete existing wording and revise as follows: The County can also assist by finding ways to reduce the amount of time required to obtain development approvals that are consistent with land use policies and ordinances. Costs associated with holding land during the permit process and initial investments in public improvements discourage development ~~and limit the supply of housing. are passed along to the homebuyers and renters, adding to the cost of housing.~~ The County can also provide incentives for development of affordable housing as described later in Chapter 4.
4. Page 3-2, under Total row in Table 3.2: Delete existing totals and revise as follows:

Total	833	585	666	1,506	3,590
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5. Page 3-5, under "Realistic Development Capacity" in the fourth paragraph last sentence, delete existing wording and revise as follows:
To balance the market demand for larger housing units and the community demand for maximum open area, affordable housing developments ~~are~~ **have been** typically designed at densities below the maximum allowed by the Land Use Ordinance.
6. Page 3-6, the note in the margin is revised to read:
~Refer to Appendix C to view other vacant parcel maps for ~~low-and~~ very low ~~and low~~ income housing
7. Page 3-6, the title of the section is revised to read:
Sites for ~~Low-and~~ Very Low ~~and Low~~ Income Housing
8. Page 3-6, under "Vacant Residential Sites," the paragraph is revised to read:
Due to the high cost of land in the county, most new housing units affordable to ~~low-and~~ very low ~~and low~~ income households will be built in the medium to high density Residential Multi-Family (RMF) land use category (allowing 26 units/acre or higher). Additionally, HCD indicated that land designated for residential development at densities of 20 units per acre or higher may be counted toward meeting the assigned share of housing need for ~~low-and~~ very low ~~and low~~ income households. A total of 11 vacant residential sites with maximum allowable densities of 26 or 38 units per acre were identified within the RMF land use category. The total development potential on the identified sites is estimated to be 297 units. This is based on the average development density of 18 units per acre. Maps of vacant sites are included in Appendix C. *The following table lists the vacant sites that could be developed with housing for* ~~low-and~~ very low ~~and low~~ income housing.
9. Page 3-8: the sentence preceding Table 3.6 is revised to read:

The following table lists underutilized parcels that could be developed for ~~low-and~~ very low ~~and low~~ income households.

10. *Page 3-8, the title of Table 3.6 is revised to read:*
Table 3.6: Underutilized Parcels for ~~Low-and~~ Very Low ~~and Low~~ Income Households
11. *Page 3-10, under "Assisted housing units," the first paragraph is revised to read:*
Because the County is an "entitlement" grantee under the U.S. Department of Housing and Urban Development's Home Investment Partnerships (HOME) Program, we expect to allocate HOME funds to assist in the development of new housing units for ~~low-and~~ very low ~~and low~~-income households.
12. *Page 3-10, under "Total very low and low income housing unit potential," the sentence is revised to read:*
In sum, the County has identified sufficient sites for its assigned share of ~~low-and~~ very low ~~and low~~ income housing need as follows:
13. *Page 4-5, under Program HE 1.A, Description, add the following sentence at the end of the paragraph:* Amend the Land Use and Circulation Elements to designate additional land in the Residential Multi-Family (RMF) and Residential Single Family (RSF) land use categories to accommodate needed housing to meet population growth during the next five years and beyond to 2020. ~~The need is primarily for Residential Multi-Family land.~~
14. *Page 4-6, Program HE 1.B, revise the title to read:*
Program HE 1.B: Continue ~~and track~~ existing development incentives.
15. *Page 4-7, under "Desired Result," the text is revised to read:*
Approximately 100 more housing units for extremely low, very low ~~income~~, low ~~income~~, and moderate-income households than without such incentives.
16. *Page 4-9, Program HE 1.D, under "Schedule," the text is revised to read:*
Initiate ordinance amendments in ~~2012~~ 2011 and complete the amendments in ~~2014~~ 2012.
17. *Page 4-9, under Program HE 1.E Description, last sentence, strike the word "the":*
This requirement could be modified to increase ~~the~~ this distance if growers provide transportation to employees.
18. *Page 4-11, Program HE 1.G, Description. Revise paragraph to read as follows:*
Revise development standards for multi-family housing (including multi-family housing built at residential densities of 20-38 units/acre) and single family housing to encourage construction of well-designed communities. ~~This program would include the prohibition of mini-storage in the Residential Multi-Family land use category.~~ This program could also include improvements to useable open space, replacement of floor area ratio with site coverage, ~~prohibition of mini-storage in the Residential Multi-Family land use category,~~ 3-4 story height allowances in specified urban areas and locations adjacent to transit stops on major streets, parking reductions, shared parking, and standards for Single Room Occupancy (SRO) housing. For single family housing, revised standards will be considered for small lot development, infill development, and for mobilehome parks.
19. *Page 4-17, Program HE 1.K, the title is revised to read:*
Require attached ~~housing~~ or zero lot line ~~housing~~ in selected areas designated as Residential Multi-Family.
20. *Page 4-17, Program HE. 1.L, revise the title to read:*
~~Consider~~ Establishing minimum Residential Multi-Family densities.
21. *Page 4-17, under Program HE 1.L, Description, delete existing wording and revise as follows:*
~~Consider~~ Amending ordinances to require minimum densities of ~~at least 20 units per acre for multi-family development. between 15 and 25 units per acre for multi-family~~

~~developments in certain areas close to centers of employment, shopping, schools, parks, and transportation systems.~~

22. Page 4-18, Program HE 1.L, under "Schedule," the text is revised to read:
Consult with local developers and local community advisory groups in ~~2013~~ 2011 to identify possible locations and appropriate minimum densities, complete the ordinance and general plan amendments in ~~2014-2012~~.
23. Page 4-23, under HE 1.16, the policy is revised to read:
Promote housing opportunities regardless of ~~age~~, race, religion, sex, marital status, ancestry, or national origin.
24. Page 4-23, under Program HE 1.Q "Purposes," the text is revised to read:
To ensure equal housing opportunities that prohibit discrimination in housing based on the basis of ~~age~~, race, color, religion, sex, national origin, disability, and familial status.
25. Program HE 1.S was added to Chapter 4 after Program HE 1.R to read:
Program HE 1.S: Amend ordinances to facilitate development of senior-friendly communities.
Description: Amend ordinances and the General Plan to facilitate development of senior-friendly communities and housing suitable for the County's aging population.
Purposes: To provide more housing choices that meet the needs and preferences of seniors.
Desired Result: Revised ordinances can enable provision in housing developments for pedestrian access, access to nearby services, and transit that are needed by seniors.
Agency: Planning and Building Department
Funding: Department Budget
Schedule: Initiate ordinance amendments in 2012.
26. Page 4-33, Table 4.3, Program HE 1.D was revised to start in 2011 (delete 2012).
27. Page 4-33, Table 4.3, Program HE 1.L was revised to be a medium priority, and timeframe to start on 2011 (delete low priority and 2013).
28. Page 4-33, Table 4.3: Program 1.S was added after Program 1.R.
29. Page 5-1, the third bullet is revised to read:
Attached housing ~~will be~~ is a good choice for many residents, since it can be developed at higher densities and therefore lower land cost per housing unit, while still providing useable open space and other amenities.
30. Page 5-1/5-2, the last bullet is revised to read:
It is becoming more important to find opportunities to provide housing to locally-employed persons. When people live closer to work, school, shopping, and other destinations, they consume less energy, contribute less to traffic congestion, ~~reduce infrastructure costs to the County~~, reduce personal travel expenses, and improve overall quality of life by having more free time.
31. Page 5-4, first sentence is revised to read:
The county's ~~population~~ is currently home to 270,429 residents (California Department of Finance, 2009).
32. Page 5-9, a bullet was added after the bullet "high construction costs" to read:
 - Concerns about Homeowner Association rules and viability
33. Page 5-16, the last two sentences under "Housing Unit Types" is revised to read:
The Department of Finance reports ~~47,575~~ 48,285 housing units exist in the unincorporated county, approximately ~~7,003~~ 7,063 (14.7%) of which are manufactured (mobile) homes and ~~3,477~~ 3,608 (7.35%) are multi-family homes. The following table shows the types of housing units in the county in ~~2008~~ 2009.
34. Page 5-16: Table 5.11 was updated with 2009 data and revised to read:

Table 5.11: Housing Units by Type – Unincorporated County, 2008 2009

Type of Unit	Unincorporated County		Countywide	
	Units	Percent	Units	Percent
Single Family Detached	35,931	74.4	77,130	65.7
Single Family Attached	1,683	3.5	6,883	6.0
Multi-Family	3,608	7.5	21,093	18.0
Mobile Homes	7,063	14.7	12,213	10.4
Total Units	48,285	100	117,319	100

Source: CA Department of Finance, January 1, 2008 2009

35. *Page 5-31/5-32: Under Nipomo, Water, delete existing wording and revise the description as follows:*
In a LOS III, but the Nipomo Community Services District (NCSD) has taken the lead to bring new water resources to the Nipomo Mesa Water Conservation Area to address the existing shortage.
36. *Page 5-32: Under Nipomo, Roads, delete existing wording and revise the description as follows:*
The interchange of Tefft Street at US 101 presently operates below acceptable peak hour levels of service. This condition is expected to improve with the proposed Willow Road extension and interchange improvements.
37. *Page 5-53 - The second full paragraph is revised to read:*
For many farmworkers, their relatively low incomes are the biggest factor preventing them from obtaining adequate housing. ~~According to the 1990 study hourly wages at that time varied from about \$4.25 to \$7.20 depending on skill level and tasks being performed. Piece rate wages (based on the number of cartons or bins harvested) can be much higher. The study found that the average annual income for Nipomo farmworker families was about \$12,500. With an average family size of about 6 persons these families are below the poverty level.~~ In 2008, farmworkers and laborers for crop and nursery in San Luis Obispo County made an average of \$19,218, the equivalent to \$9.23/hour full time (EDD). Other farming wages in the county range from \$19,615-\$32,409/year.
38. *Page 6-57, Policy HE 1.11 is revised to read:*
Policy HE 1.11: Promote development standards that ~~provide~~ encourage well-designed communities and resource conservation through efficient site design and sustainable materials ~~and cost-effective energy conservation measures~~. This policy is intended to benefit future residents through ~~reduced cost of energy~~ development of architecturally compatible neighborhoods and reduced negative environmental impacts.
39. *Page 6-58, Policy 1.16 is revised to read:*
Promote housing opportunities regardless of age, race, religion, sex, marital status, ancestry, or national origin.